

**United States Bankruptcy Court
Central District of California
Santa Ana
Judge Theodor Albert, Presiding
Courtroom 5B Calendar**

Tuesday, August 10, 2021

Hearing Room

5B

10:30 AM

8:00-000000

Chapter

#0.00 Hearings on this calendar will be conducted using ZoomGov video and audio.

For information about appearing in person (or a hybrid hearing) please visit <https://www.cacb.uscourts.gov/judges/honorable-theodor-c-albert>.

Parties in interest and members of the public may connect to the video and audio feeds, free of charge, using the connection information provided below.

Individuals may participate by ZoomGov video and audio using a personal computer (equipped with camera, microphone and speaker), or a handheld mobile device (such as an iPhone or Android phone). Individuals may opt to participate by audio only using a telephone (standard telephone charges may apply).

Neither a Zoom nor a ZoomGov account is necessary to participate and no pre-registration is required. The audio portion of each hearing will be recorded electronically by the Court and constitutes its official record.

Video/audio web address:

<https://cacb.zoomgov.com/j/1609266921>

ZoomGov meeting number: 160 926 6921

Password: 496565

Telephone conference lines: 1 (669) 254 5252 or 1 (646) 828 7666

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For more information on appearing before Judge Albert by ZoomGov, please see the "Notice of Video and Telephonic Appearance Procedures for Judge Theodor C. Albert's Cases" on the Court's website at: <https://www.cacb.uscourts.gov/judges/honorable-theodor-c-albert> under the "Telephonic Instructions" section.

To assist in creating a proper record and for the efficiency of these proceedings, please:

- Connect early so that you have time to check in.
- Change your Zoom name to include your calendar number, first initial and last name, and client name (*ex. 5, R. Smith, ABC Corp.*) if appearing by video. This can be done by clicking on "More" and "Rename" from the Participants list or by clicking on the three dots on your video tile.
- Mute your audio to minimize background noise unless and until it is your turn to speak. Consider turning your video off until it is your turn to appear.
- Say your name every time you speak.
- Disconnect from the meeting by clicking "Leave" when you have completed your appearance(s).

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Docket 0

**United States Bankruptcy Court
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8:20-11698 Daryanaz Mostajabaldaveh

Chapter 13

#1.00 Motion for relief from the automatic stay PERSONAL PROPERTY

**TOYOTA LEASE TRUST
Vs.
DEBTOR**

Docket 42

Party Information

Debtor(s):

Daryanaz Mostajabaldaveh

Represented By
William Huestis

Movant(s):

Toyota Lease Trust, as serviced by

Represented By
Kirsten Martinez

Trustee(s):

Amrane (SA) Cohen (TR)

Pro Se

**United States Bankruptcy Court
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8:11-13618 James E Tuley and Susan B Tuley

Chapter 11

**#2.00 Motion for relief from the automatic stay REAL PROPERTY
(cont'd from 6-22-21)**

**WELLS FARGO BANK, N.A.
Vs.
DEBTORS**

Docket 179

Party Information

Debtor(s):

James E Tuley

Represented By
Bryan L Ngo

Joint Debtor(s):

Susan B Tuley

Represented By
Bryan L Ngo

Movant(s):

Wells Fargo Bank, N.A., as Trustee

Represented By
Theron S Covey
Sean C Ferry

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8:18-12373 Naiades Perez Paule

Chapter 13

**#3.00 Motion for relief from the automatic stay REAL PROPERTY
(cont'd from 6-15-21)**

**WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST,
NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE
ACQUISITION TRUST
Vs
DEBTOR**

Docket 51

Party Information

Debtor(s):

Naiades Perez Paule

Represented By
David A Tilem

Movant(s):

Wilmington Savings Fund Society,

Represented By
Eric P Enciso

Trustee(s):

Amrane (SA) Cohen (TR)

Pro Se

**United States Bankruptcy Court
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8:19-12479 Judie Kay Brust

Chapter 13

**#4.00 Motion for relief from the automatic stay REAL PROPERTY
[RE: 12791 Sylvan St, Garden Grove, CA 92845]
(cont'd from 7-27-21)**

**CHAMPION MORTGAGE COMPANY
Vs.
DEBTOR**

Docket 43

Party Information

Debtor(s):

Judie Kay Brust

Represented By
Christopher J Langley

Movant(s):

Champion Mortgage Company

Represented By
Sean C Ferry
Jenelle C Arnold
Joseph C Delmotte

Trustee(s):

Amrane (SA) Cohen (TR)

Pro Se

**United States Bankruptcy Court
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8:20-11631 Hoan Dang and Diana Hongkham Dang

Chapter 7

**#5.00 Motion for relief from the automatic stay REAL PROPERTY
(cont'd from 6-07-21)**

**WILMINGTON SAVINGS FUNDSOCIETY, FSB
Vs
DEBTORS**

Docket 156

Party Information

Debtor(s):

Hoan Dang

Represented By
James C Bastian Jr

Joint Debtor(s):

Diana Hongkham Dang

Represented By
James C Bastian Jr

Movant(s):

Wilmington Savings Fundsociety,

Represented By
Sean C Ferry

Trustee(s):

Karen S Naylor (TR)

Represented By
Nathan F Smith
Arturo M Cisneros
James C Bastian Jr

**United States Bankruptcy Court
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8:13-11733 Petros Sakzlyan and Zarui Sakzlyan

Chapter 7

#6.00 Motion to Reopen Debtor's Chapter 7 Case To Avoid Liens

Docket 18

Party Information

Debtor(s):

Petros Sakzlyan

Represented By
Sammy Zreik

Joint Debtor(s):

Zarui Sakzlyan

Represented By
Sammy Zreik

Movant(s):

Petros Sakzlyan

Represented By
Sammy Zreik

Zarui Sakzlyan

Represented By
Sammy Zreik

Trustee(s):

Karen S Naylor (TR)

Pro Se

**United States Bankruptcy Court
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8:20-12718 Patricia Arlene Showalter

Chapter 7

#7.00 Trustee's Final Report And Applications For Compensation:

RICHARD A. MARSHACK, CHAPTER 7 TRUSTEE

Docket 25

Party Information

Debtor(s):

Patricia Arlene Showalter

Represented By
Nicholas J Cochran

Trustee(s):

Richard A Marshack (TR)

Pro Se

**United States Bankruptcy Court
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8:15-13008 Anna's Linens, Inc.

Chapter 7

#8.00 Fourth Interim Fee Application for Compensation and Reimbursement of Expenses, Period: 11/14/2020 to 7/9/2021.

SNELL & WILMER L.L.P., SPECIAL LITIGATION COUNSEL FOR KAREN SUE NAYLOR, CHAPTER 7 TRUSTEE

FEE: \$13,907.50
EXPENSES: \$37.62.

Docket 3029

Party Information

Debtor(s):

Anna's Linens, Inc.

Represented By
David B Golubchik
Lindsey L Smith
Eve H Karasik
John-Patrick M Fritz
Todd M Arnold
Ian Landsberg
Juliet Y Oh
Jeffrey S Kwong

Trustee(s):

Karen S Naylor (TR)

Represented By
Nanette D Sanders
Brian R Nelson
James C Bastian Jr
Melissa Davis Lowe
Steven T Gubner
Jason B Komorsky
Christopher Minier
Jerrold L Bregman

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Anna's Linens, Inc.

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Todd C. Ringstad
Brett Ramsaur
Richard C Donahoo
Andrew Still
Ashley M Teesdale

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8:15-13008 Anna's Linens, Inc.

Chapter 7

#9.00 Fourth Application For Compensation For Period: 8/9/2020 to 6/30/2021:

McLEOD LAW GROUP, APC FOR JOHN J McLEOD, SPECIAL COUNSEL:

FEE: \$3996.50

EXPENSES: \$0

Docket 3035

Party Information

Debtor(s):

Anna's Linens, Inc.

Represented By
David B Golubchik
Lindsey L Smith
Eve H Karasik
John-Patrick M Fritz
Todd M Arnold
Ian Landsberg
Juliet Y Oh
Jeffrey S Kwong

Trustee(s):

Karen S Naylor (TR)

Represented By
Nanette D Sanders
Brian R Nelson
James C Bastian Jr
Melissa Davis Lowe
Steven T Gubner
Jason B Komorsky
Christopher Minier
Jerrold L Bregman

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Anna's Linens, Inc.

Chapter 7

Todd C. Ringstad
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8:15-13008 Anna's Linens, Inc.

Chapter 7

#10.00 Eighth Interim Fee Application for Allowance of Fees & Expenses
Period: 11/16/2020 to 7/13/2021

HAHN FIFE & COMPANY, ACCOUNTANT

FEE: \$15,390.00

EXPENSES: \$295.90

Docket 3032

Party Information

Debtor(s):

Anna's Linens, Inc.

Represented By
David B Golubchik
Lindsey L Smith
Eve H Karasik
John-Patrick M Fritz
Todd M Arnold
Ian Landsberg
Juliet Y Oh
Jeffrey S Kwong

Trustee(s):

Karen S Naylor (TR)

Represented By
Nanette D Sanders
Brian R Nelson
James C Bastian Jr
Melissa Davis Lowe
Steven T Gubner
Jason B Komorsky
Christopher Minier
Jerrold L Bregman
Todd C. Ringstad
Brett Ramsaur

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Anna's Linens, Inc.

Chapter 7

Richard C Donahoo
Andrew Still
Ashley M Teesdale

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8:15-13008 Anna's Linens, Inc.

Chapter 7

#11.00 Application For Payment Of Ninth Interim Fees And/Or Expenses For Period:
9/1/2020 to 4/30/2021:

RINGSTAD & SANDERS LLP, TRUSTEE'S ATTORNEY:

FEE: \$379695.50

EXPENSES: \$20340.96

Docket 3034

Party Information

Debtor(s):

Anna's Linens, Inc.

Represented By
David B Golubchik
Lindsey L Smith
Eve H Karasik
John-Patrick M Fritz
Todd M Arnold
Ian Landsberg
Juliet Y Oh
Jeffrey S Kwong

Trustee(s):

Karen S Naylor (TR)

Represented By
Nanette D Sanders
Brian R Nelson
James C Bastian Jr
Melissa Davis Lowe
Steven T Gubner
Jason B Komorsky

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Anna's Linens, Inc.

Chapter 7

Christopher Minier
Jerrold L Bregman
Todd C. Ringstad
Brett Ramsaur
Richard C Donahoo
Andrew Still
Ashley M Teesdale